



# 2010-2012 San Diego Retrocommissioning Program

## Commercial & Institutional Buildings Apply!

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### **Save Money, Save Energy and Improve Occupant Comfort!**

The San Diego Retrocommissioning Program\* is available to help southern California building owners improve the efficiency of their building's operations. The Program offers technical and financial assistance for retrocommissioning services to San Diego Gas & Electric Company (SDG&E®) commercial customers. The Program is administered by Portland Energy Conservation, Inc. (PECI), an independent company, and funded by California utility customers under the auspices of the California Public Utilities Commission (CPUC).

### **What is Retrocommissioning?**

Retrocommissioning (RCx) is a systematic process for investigating an existing building's operations to identify operational improvements, achieve energy savings, and improve occupant comfort. The process focuses on the operation of mechanical equipment, lighting, and related controls and is intended to optimize how equipment operates as an integrated system. Typical issues found and addressed through retrocommissioning include: simultaneous heating and cooling; lighting and HVAC running when not required; controls needing to be retuned; and critical control sensors out of calibration. Retrocommissioning projects can produce savings of 5-20% of total building energy costs, with a simple payback from energy savings alone averaging less than 2 years.

### **How does the Program work?**

Once a building owner has submitted an application, a program representative will visit the building to do a walk-through and determine if it is a good candidate for the Program. Buildings that qualify and are approved will receive an engineering study that identifies potential operational improvements. To receive the study, the owner must agree to implement identified measures that have a simple payback of one year or less within 12 months of project start. A cap for required owner's expenditures will be set at the project start for implementing these measures. If the owner does not implement these measures as agreed, the owner must reimburse the Program for all investigation costs associated with the project. Once measures are identified and selected, the Program provides financial assistance to the owner for buying down measures that have a payback of greater than one year. The owner must then implement the measures using the owner's staff or a licensed contractor. At the end of implementation, documentation and training on selected measures will be provided to the owner and facility staff by the retrocommissioning provider.

As part of the data collection and performance evaluation process, a pre- and post-project energy benchmark will be established using the Environmental Protection Agency's (EPA) Energy Performance Rating system available through the ENERGY STAR® Portfolio Manager program. The owner will be provided a rating for each qualifying building based on a scale of 1-100. The initial rating serves as an indicator of how the building is currently performing, while the post-project rating can show over time how the retrocommissioning measures impact overall building energy performance.

### **Who provides the RCx services?**

The Program has a pool of pre-qualified and trained retrocommissioning service providers that work directly with building owners through the Program. The providers were selected based on their expertise in identifying O&M-type energy savings opportunities and previous experience with retrocommissioning projects. The retrocommissioning providers will conduct the in-depth investigation, work with the owner to select cost-effective measures for implementation, and provide project documentation and training.

### What financial incentives are available?

The Program offers support throughout the retrocommissioning process. The scope of services and total value of the incentive will depend on the building's size and system complexity. The table below summarizes the program offerings.

| Program Phase  | Description of Program Services  | Program Incentive  |
|----------------|--|--|
| Screening      | Building review to determine eligibility for the Program and ENERGY STAR Benchmark | Fully covered  |
| Investigation  | In-depth investigation of building operations                                      | Custom incentive up to \$0.10 per square foot (paid directly to provider), subject to full implementation as specified   |
| Implementation | Implementation incentives and advice for implementing retrocommissioning measures  | Custom incentive estimated at \$0.05 per square foot, applies to measures with a simple payback of longer than one year (paid directly to owner). Technical advice in implementing measures. |
| Follow-Up      | Documentation and training on selected measures and updated ENERGY STAR Benchmark  | Fully covered (subject to completion of suggested implementation measures)   |

### How does a facility qualify for the Program?

Once an application is submitted, a program representative will screen the facility to determine if it is a good candidate for retrocommissioning. To qualify for the Program, you must at a minimum:

- Be an SDG&E commercial customer paying the California Public Goods Charge on your utility bill
- Own or operate a building that has at least 100,000 square feet of conditioned space, a direct digital control (DDC) system in place, and central plant mechanical equipment in relatively good condition.
- Have funding available to implement agreed upon RCx measures within 12 months of project start date

Qualification of projects with most, but not all, of these characteristics will be done on a case by case basis.

### How do I find more information?

To find out more about retrocommissioning and obtain a program application, visit [www.sandiegorcx.com](http://www.sandiegorcx.com), or contact:

San Diego Retrocommissioning Program at: 1-866-961-6144  
[sandiegorcx@peci.org](mailto:sandiegorcx@peci.org)

*ENERGY STAR is a government-backed program helping businesses and individuals protect the environment through superior energy efficiency. For more information, go to [www.energystar.gov](http://www.energystar.gov) or call 1-888-STAR-YES.*

\* The San Diego Retrocommissioning Program is administered by Portland Energy Conservation, Inc. (PECI) under a contract awarded by San Diego Gas & Electric Company (SDG&E®). This program is funded by California utility customers under the auspices of the California Public Utilities Commission. California customers who choose to participate in this program are not obligated to purchase any additional services offered by the contractor. The trademarks used herein are the property of their respective owners.